HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Sudbury CMA

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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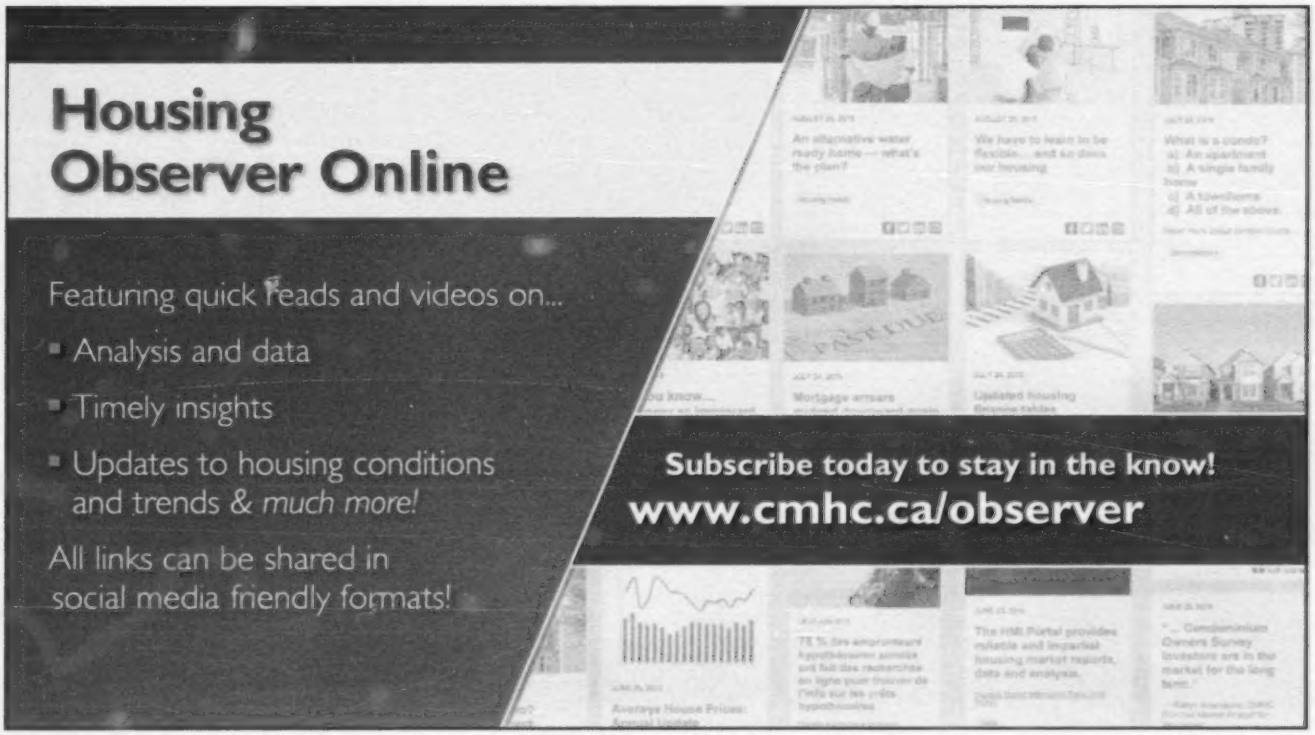
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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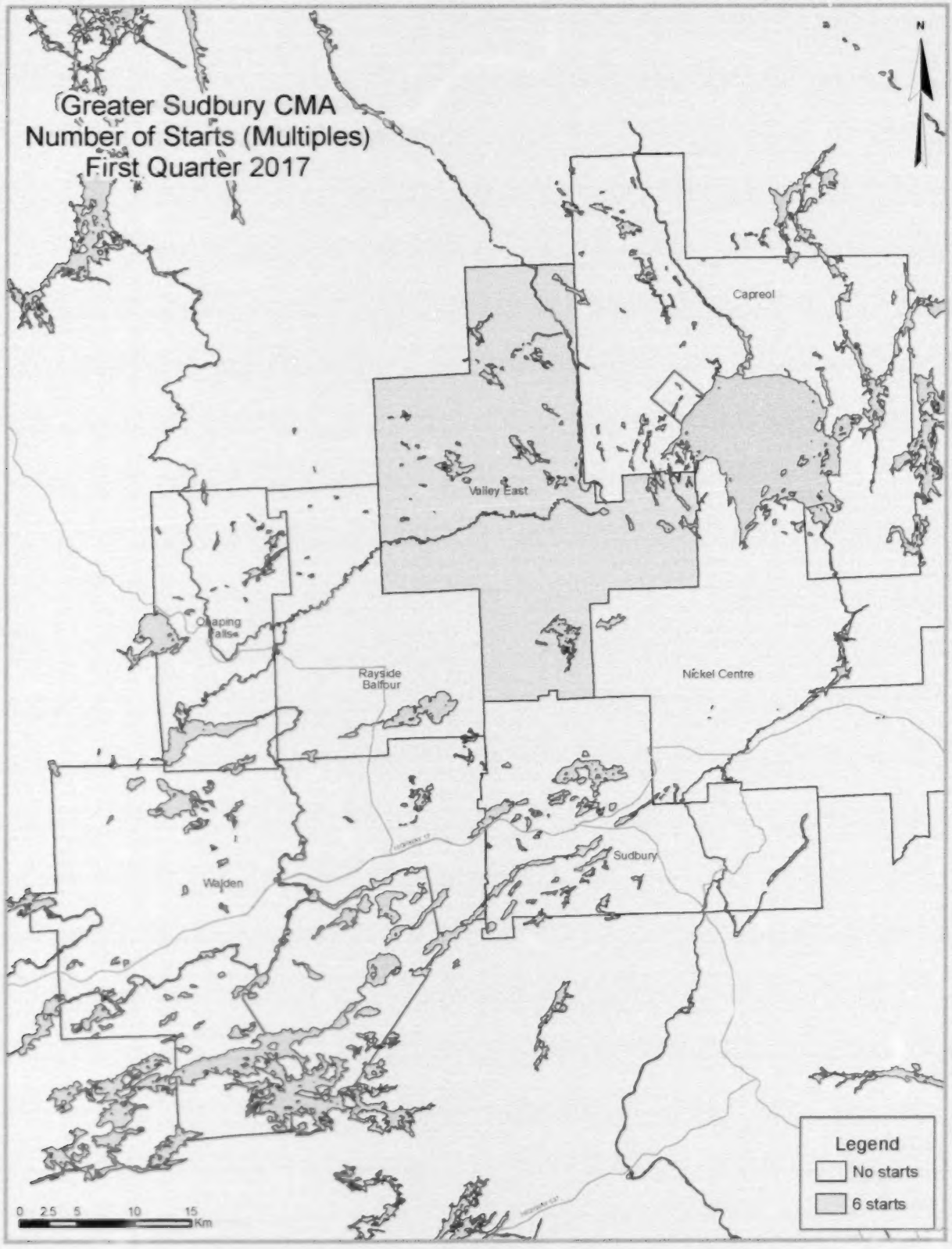
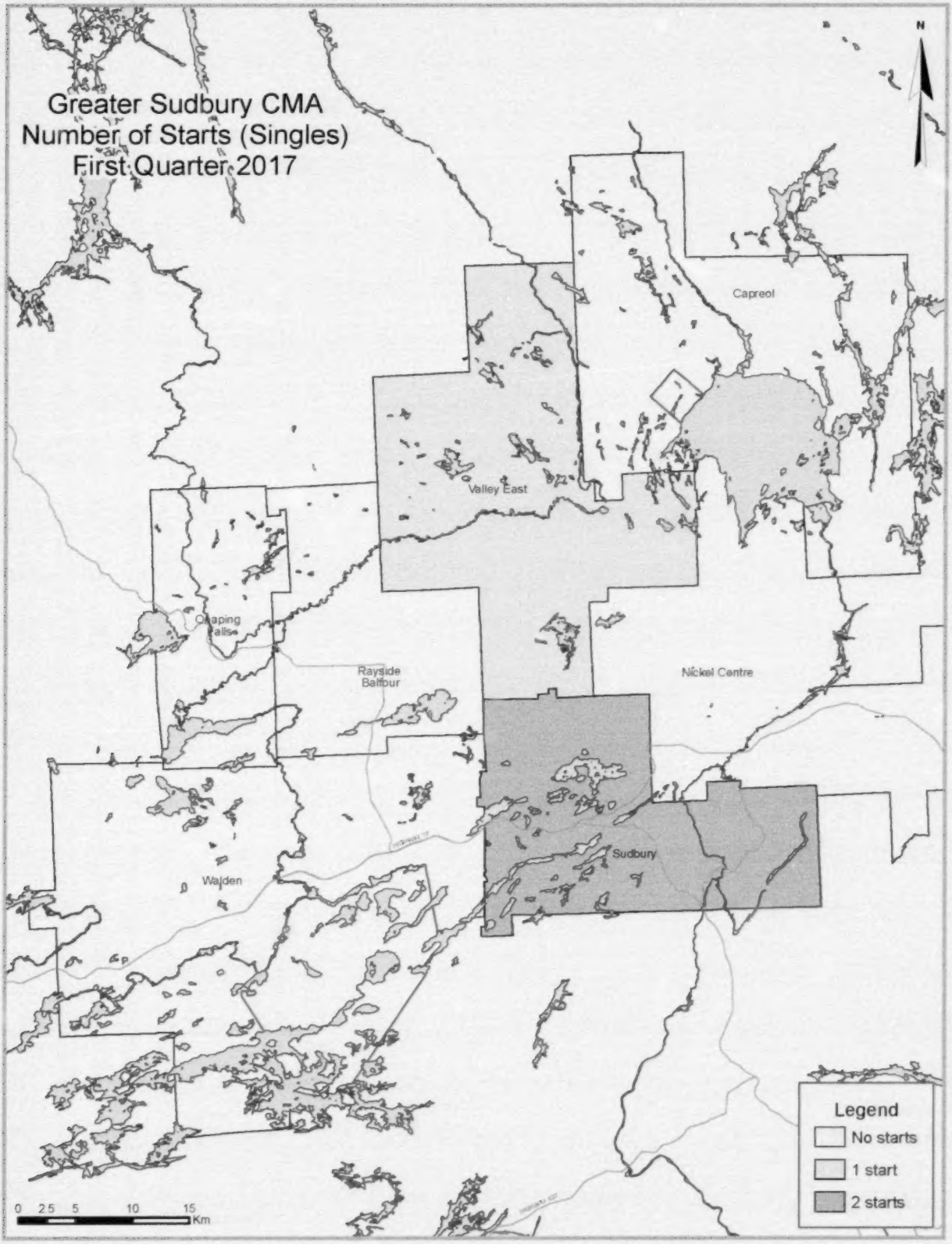
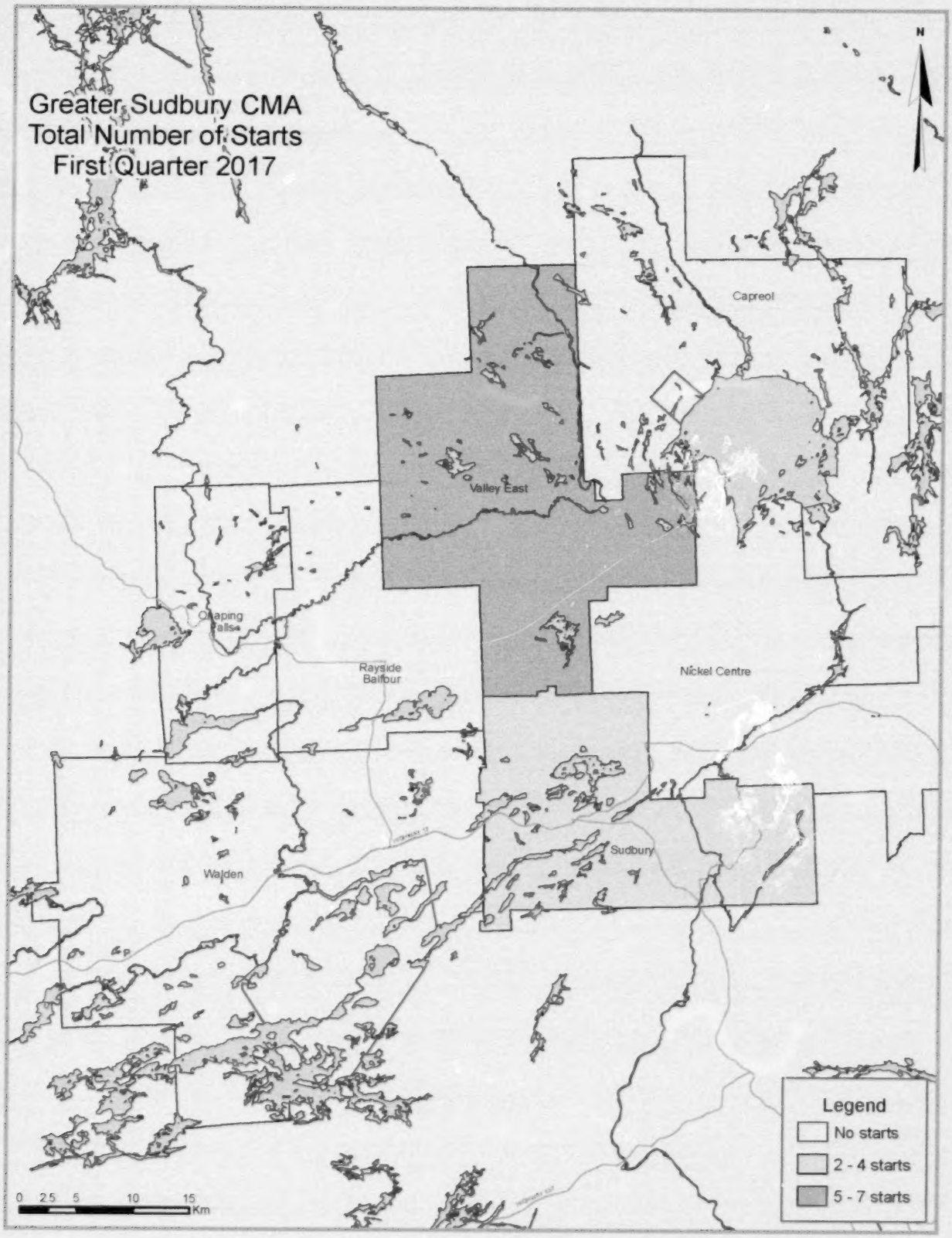
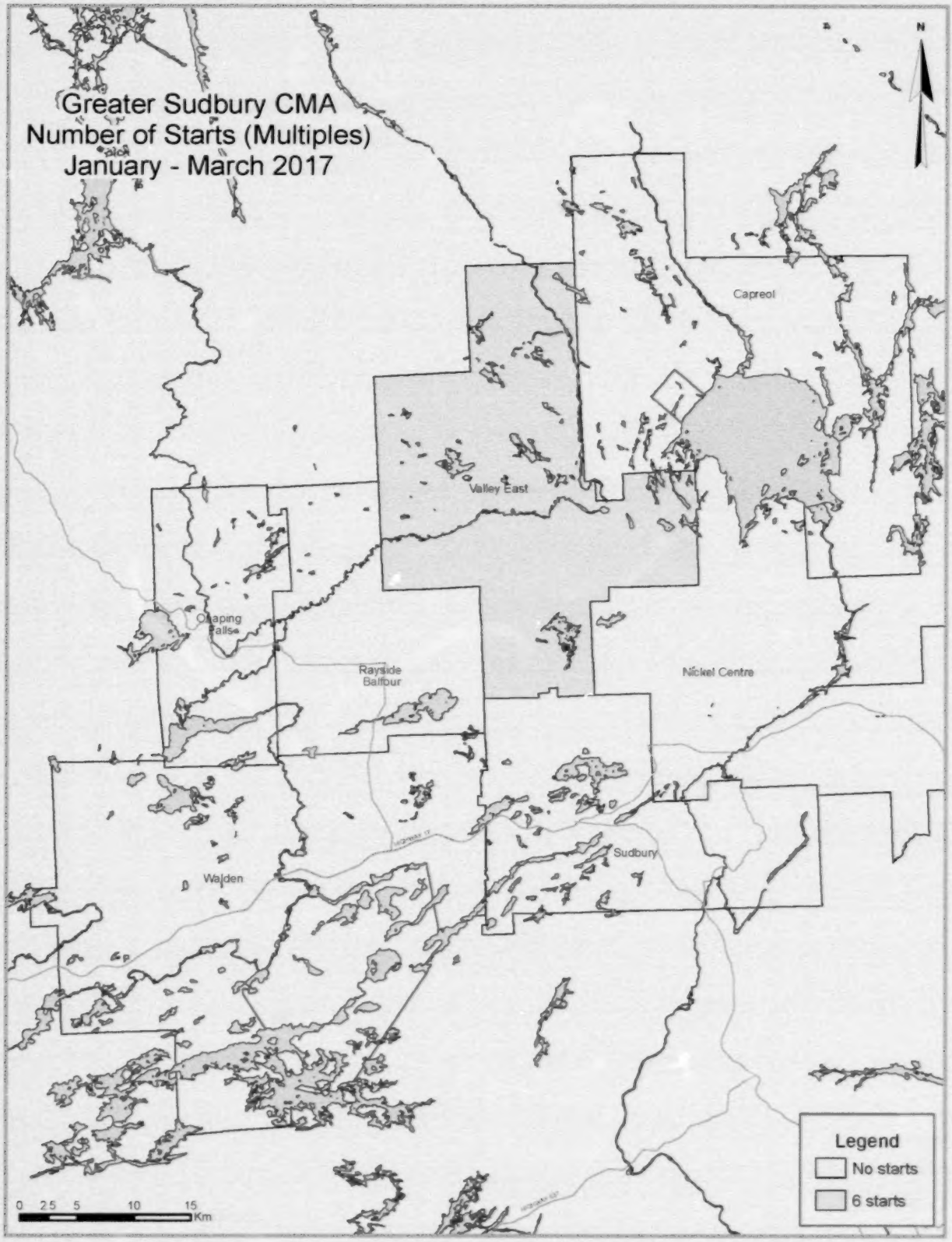
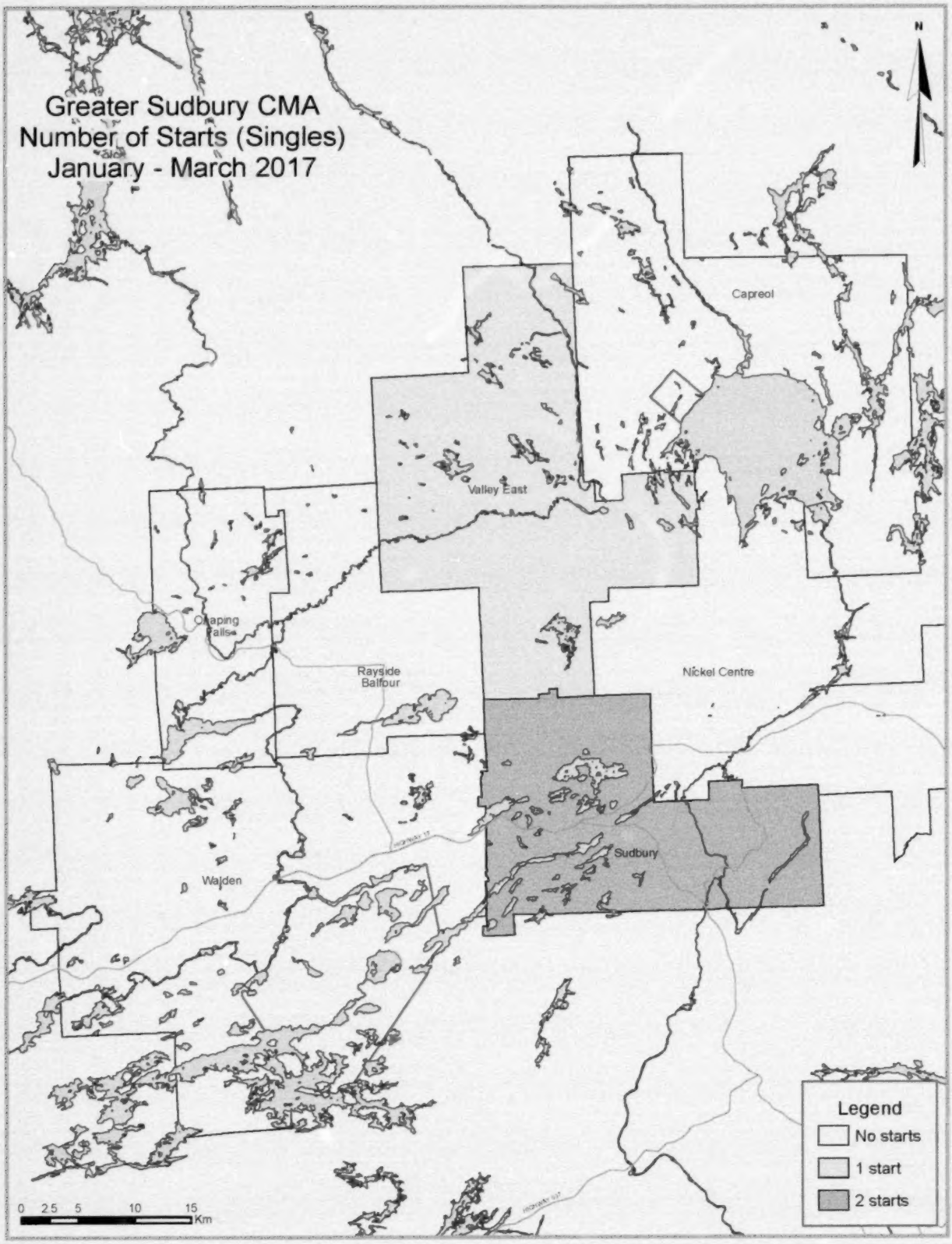

Greater Sudbury CMA
Number of Starts (Multiples)
First Quarter 2017
N
Capreol
Valley East
Chelmsford
Rayside
Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
6 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
First Quarter 2017
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15
Km
Legend
No starts
1 start
2 starts


Greater Sudbury CMA
Total Number of Starts
First Quarter 2017
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 4 starts
5 - 7 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - March 2017
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
0 2.5 5 10 15 Km
Legend
No starts
6 starts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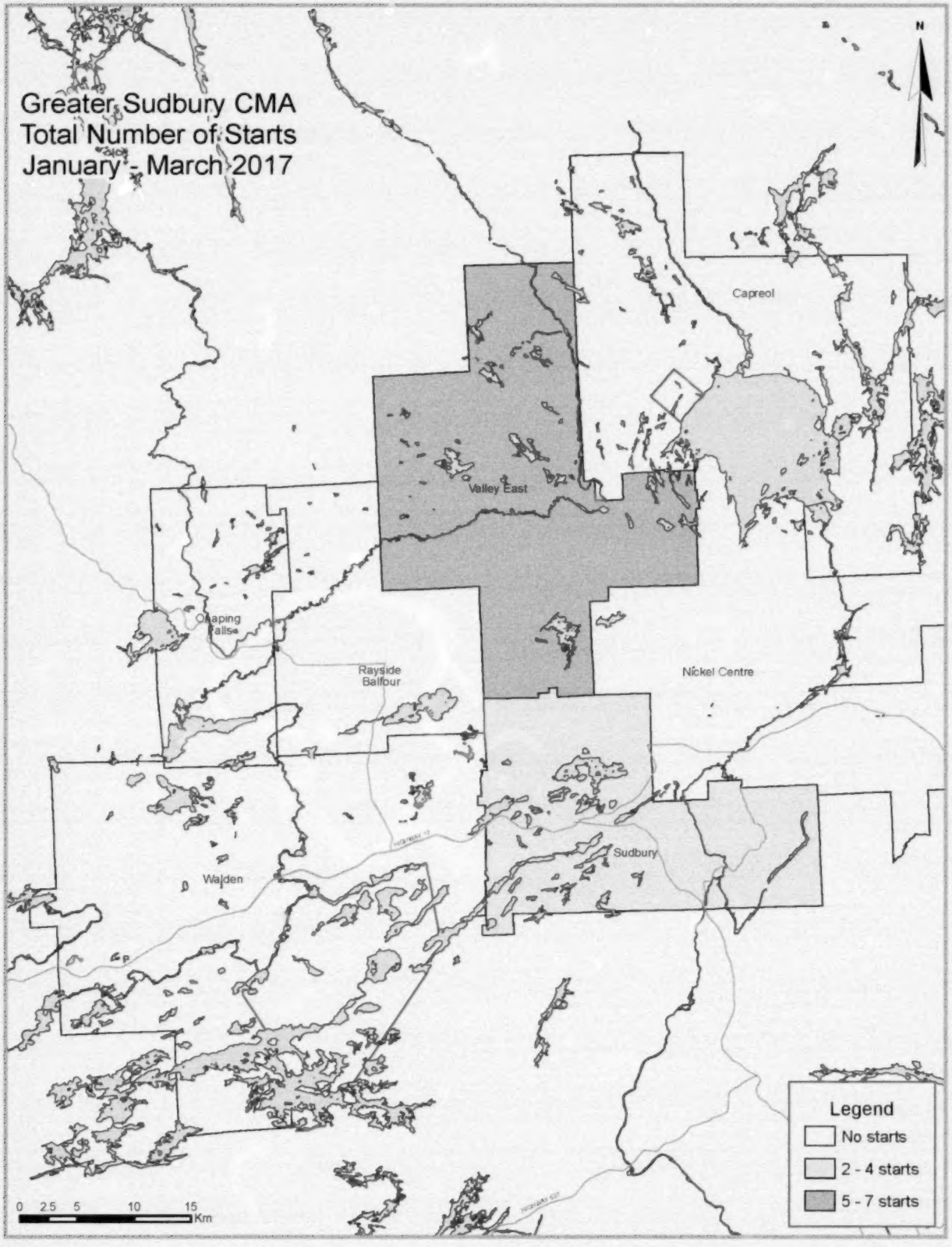
Number of Starts (Singles)
January - March 2017
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
1 start
2 starts
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
January - March 2017
N
Capreol
Valley East
Chelmsford
Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
2 - 4 starts
5 - 7 starts
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
First Quarter 2017

Greater Sudbury CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	152	158	209	13	232	207	177	184
Multiples	95	131	72	-	-	176	118	94
Total	247	289	281	13	232	383	295	278

	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	149	108	1	3	200.0%	1	3	200.0%
Multiples	164	24	-	6	n/a	-	6	n/a
Total	313	132	1	9	800.0%	1	9	800.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	3	0	0	0	0	0	0	6	9
Q1 2016	1	0	0	0	0	0	0	0	1
% Change	200.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	3	0	0	0	0	0	0	6	9
Year-to-date 2016	1	0	0	0	0	0	0	0	1
% Change	200.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
Q1 2017	74	12	6	0	32	0	22	137	283
Q1 2016	75	22	6	0	32	0	8	138	281
% Change	-1.3	-45.5	0.0	n/a	0.0	n/a	175.0	-0.7	0.7
COMPLETIONS									
Q1 2017	19	4	0	0	0	0	7	2	32
Q1 2016	21	14	2	0	0	0	3	55	95
% Change	-9.5	-71.4	-100.0	n/a	n/a	n/a	133.3	-96.4	-66.3
Year-to-date 2017	19	4	0	0	0	0	7	2	32
Year-to-date 2016	21	14	2	0	0	0	3	55	95
% Change	-9.5	-71.4	-100.0	n/a	n/a	n/a	133.3	-96.4	-66.3
COMPLETED & NOT ABSORBED									
Q1 2017	15	6	7	0	0	0	n/a	n/a	28
Q1 2016	18	7	7	0	0	0	n/a	n/a	32
% Change	-16.7	-14.3	0.0	n/a	n/a	n/a	n/a	n/a	-12.5
ABSORBED									
Q1 2017	22	4	0	0	0	0	n/a	n/a	26
Q1 2016	16	8	2	0	0	0	n/a	n/a	26
% Change	37.5	-50.0	-100.0	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2017	22	4	0	0	0	0	n/a	n/a	26
Year-to-date 2016	16	8	2	0	0	0	n/a	n/a	26
% Change	37.5	-50.0	-100.0	n/a	n/a	n/a	n/a	n/a	0.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q1 2017	3	0	0	0	0	0	0	6	9
Q1 2016	1	0	0	0	0	0	0	0	1
North Bay									
Q1 2017	1	2	0	0	0	0	0	0	3
Q1 2016	5	0	0	0	0	0	0	0	5
Sault Ste. Marie									
Q1 2017	1	0	0	0	0	0	0	0	1
Q1 2016	1	0	0	0	0	0	0	18	19
Timmins									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Elliot Lake									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	13	0	0	0	0	0	0	0	13
West Nipissing									
Q1 2017	5	0	0	0	0	0	0	0	5
Q1 2016	2	0	0	0	0	0	0	0	2
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q1 2017	74	12	6	0	32	0	22	137	283
Q1 2016	75	22	6	0	32	0	8	138	281
North Bay									
Q1 2017	48	10	0	0	0	0	4	9	71
Q1 2016	37	8	0	0	0	0	0	3	48
Sault Ste. Marie									
Q1 2017	19	6	4	0	0	0	5	18	52
Q1 2016	26	6	4	0	0	0	0	103	139
Timmins									
Q1 2017	3	0	0	0	0	0	10	0	13
Q1 2016	3	0	0	0	0	0	0	8	11
Elliot Lake									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	8	0	0	0	0	0	0	0	8
West Nipissing									
Q1 2017	7	2	0	0	0	0	0	0	9
Q1 2016	4	2	0	0	0	0	0	0	6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q1 2017	19	4	0	0	0	0	7	2	32
Q1 2016	21	14	2	0	0	0	3	55	95
North Bay									
Q1 2017	13	2	0	0	0	0	0	0	15
Q1 2016	21	0	3	0	0	0	0	4	28
Sault Ste. Marie									
Q1 2017	15	0	0	0	0	0	5	85	105
Q1 2016	25	2	3	0	0	0	0	0	30
Timmins									
Q1 2017	2	0	0	0	0	0	0	0	2
Q1 2016	4	0	0	0	0	0	0	0	4
Elliot Lake									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2017	0	0	0	0	0	0	0	0	0
Q1 2016	10	0	0	0	0	0	0	0	10
West Nipissing									
Q1 2017	4	0	0	0	0	0	0	0	4
Q1 2016	10	0	0	0	0	0	0	0	10
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q1 2017	15	6	7	0	0	0	n/a	n/a	28
Q1 2016	18	7	7	0	0	0	n/a	n/a	32
North Bay									
Q1 2017	1	0	0	0	0	0	n/a	n/a	1
Q1 2016	3	0	0	0	0	0	n/a	n/a	3
Sault Ste. Marie									
Q1 2017	4	0	3	0	0	0	n/a	n/a	7
Q1 2016	7	6	4	0	0	0	n/a	n/a	17
Timmins									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q1 2017	22	4	0	0	0	0	n/a	n/a	26
Q1 2016	16	8	2	0	0	0	n/a	n/a	26
North Bay									
Q1 2017	13	2	0	0	0	0	n/a	n/a	15
Q1 2016	18	0	3	0	0	0	n/a	n/a	21
Sault Ste. Marie									
Q1 2017	15	0	0	0	0	0	n/a	n/a	15
Q1 2016	27	1	0	0	0	0	n/a	n/a	28
Timmins									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts
Greater Sudbury CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Greater Sudbury CMA	3	1	0	0	0	0	6	0	9	1	**
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	0	0	0	0	0	0	0	0	0	n/a
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	0	0	0	0	0	0	0	0	0	0	n/a
Sudbury City	2	1	0	0	0	0	0	0	2	1	100.0
Valley East Town	1	0	0	0	0	0	6	0	7	0	n/a
Walden Town	0	0	0	0	0	0	0	0	0	0	n/a
North Bay	1	5	2	0	0	0	0	0	3	5	-40.0
Sault Ste. Marie	1	1	0	0	0	0	0	18	1	19	-94.7
Timmins	0	0	0	0	0	0	0	0	0	0	n/a
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	13	0	0	0	0	0	0	0	13	-100.0
West Nipissing	5	2	0	0	0	0	0	0	5	2	150.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Greater Sudbury CMA	3	1	0	0	0	0	6	0	9	1	**
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	0	0	0	0	0	0	0	0	0	n/a
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	0	0	0	0	0	0	0	0	0	0	n/a
Sudbury City	2	1	0	0	0	0	0	0	2	1	100.0
Valley East Town	1	0	0	0	0	0	6	0	7	0	n/a
Walden Town	0	0	0	0	0	0	0	0	0	0	n/a
North Bay	1	5	2	0	0	0	0	0	3	5	-40.0
Sault Ste. Marie	1	1	0	0	0	0	0	18	1	19	-94.7
Timmins	0	0	0	0	0	0	0	0	0	0	n/a
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	13	0	0	0	0	0	0	0	13	-100.0
West Nipissing	5	2	0	0	0	0	0	0	5	2	150.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Greater Sudbury CMA	0	0	0	0	0	0	6	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	6	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	18
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Greater Sudbury CMA	0	0	0	0	0	0	6	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	6	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	18
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Greater Sudbury CMA	3	1	0	0	6	0	9	1
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	2	1	0	0	0	0	2	1
Valley East Town	1	0	0	0	6	0	7	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	5	0	0	0	0	3	5
Sault Ste. Marie	1	1	0	0	0	18	1	19
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	13	0	0	0	0	0	13
West Nipissing	5	2	0	0	0	0	5	2

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Greater Sudbury CMA	3	1	0	0	6	0	9	1
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	2	1	0	0	0	0	2	1
Valley East Town	1	0	0	0	6	0	7	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	3	5	0	0	0	0	3	5
Sault Ste. Marie	1	1	0	0	0	18	1	19
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	13	0	0	0	0	0	13
West Nipissing	5	2	0	0	0	0	5	2

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Greater Sudbury CMA	19	21	4	14	7	3	2	57	32	95	-66.3
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	4	0	4	3	0	0	0	3	8	-62.5
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	2	3	2	0	0	3	0	2	4	8	-50.0
Sudbury City	11	8	2	10	4	0	0	53	17	71	-76.1
Valley East Town	4	5	0	0	0	0	2	2	6	7	-14.3
Walden Town	2	1	0	0	0	0	0	0	2	1	100.0
North Bay	13	21	2	0	0	3	0	4	15	28	-46.4
Sault Ste. Marie	15	25	0	2	5	3	85	0	105	30	**
Timmins	2	4	0	0	0	0	0	0	2	4	-50.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	10	0	0	0	0	0	0	0	10	-100.0
West Nipissing	4	10	0	0	0	0	0	0	4	10	-60.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Greater Sudbury CMA	19	21	4	14	7	3	2	57	32	95	-66.3
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	0	4	0	4	3	0	0	0	3	8	-62.5
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	2	3	2	0	0	3	0	2	4	8	-50.0
Sudbury City	11	8	2	10	4	0	0	53	17	71	-76.1
Valley East Town	4	5	0	0	0	0	2	2	6	7	-14.3
Walden Town	2	1	0	0	0	0	0	0	2	1	100.0
North Bay	13	21	2	0	0	3	0	4	15	28	-46.4
Sault Ste. Marie	15	25	0	2	5	3	85	0	105	30	**
Timmins	2	4	0	0	0	0	0	0	2	4	-50.0
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Temiskaming Shores	0	10	0	0	0	0	0	0	0	10	-100.0
West Nipissing	4	10	0	0	0	0	0	0	4	10	-60.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Greater Sudbury CMA	0	0	7	3	0	2	2	55
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	3	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	3	0	0	0	2
Sudbury City	0	0	4	0	0	0	0	53
Valley East Town	0	0	0	0	0	2	2	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	3	0	0	0	0	0	4
Sault Ste. Marie	0	3	5	0	0	0	85	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Greater Sudbury CMA	0	0	7	3	0	2	2	55
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	3	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	3	0	0	0	2
Sudbury City	0	0	4	0	0	0	0	53
Valley East Town	0	0	0	0	0	2	2	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	3	0	0	0	0	0	4
Sault Ste. Marie	0	3	5	0	0	0	85	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Greater Sudbury CMA	23	37	0	0	9	58	32	95
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	8	0	0	3	0	3	8
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	4	3	0	0	0	5	4	8
Sudbury City	13	18	0	0	4	53	17	71
Valley East Town	4	7	0	0	2	0	6	7
Walden Town	2	1	0	0	0	0	2	1
North Bay	15	24	0	0	0	4	15	28
Sault Ste. Marie	15	30	0	0	90	0	105	30
Timmins	2	4	0	0	0	0	2	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	10	0	0	0	0	0	10
West Nipissing	4	10	0	0	0	0	4	10

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Greater Sudbury CMA	23	37	0	0	9	58	32	95
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	8	0	0	3	0	3	8
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	4	3	0	0	0	5	4	8
Sudbury City	13	18	0	0	4	53	17	71
Valley East Town	4	7	0	0	2	0	6	7
Walden Town	2	1	0	0	0	0	2	1
North Bay	15	24	0	0	0	4	15	28
Sault Ste. Marie	15	30	0	0	90	0	105	30
Timmins	2	4	0	0	0	0	2	4
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	10	0	0	0	0	0	10
West Nipissing	4	10	0	0	0	0	4	10

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q1 2017	0	0.0	2	16.7	1	8.3	3	25.0	6	50.0	12	-	476,102
Q1 2016	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	472,675
Year-to-date 2017	0	0.0	2	16.7	1	8.3	3	25.0	6	50.0	12	-	476,102
Year-to-date 2016	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	472,675
North Bay													
Q1 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q1 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Sault Ste. Marie													
Q1 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Q1 2016	3	27.3	1	9.1	1	9.1	1	9.1	5	45.5	11	-	450,950
Year-to-date 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	3	27.3	1	9.1	1	9.1	1	9.1	5	45.5	11	-	450,950

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2017

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Greater Sudbury CMA	476,102	472,675	0.7	476,102	472,675	0.7
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	-	450,950	n/a	-	450,950	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Greater Sudbury

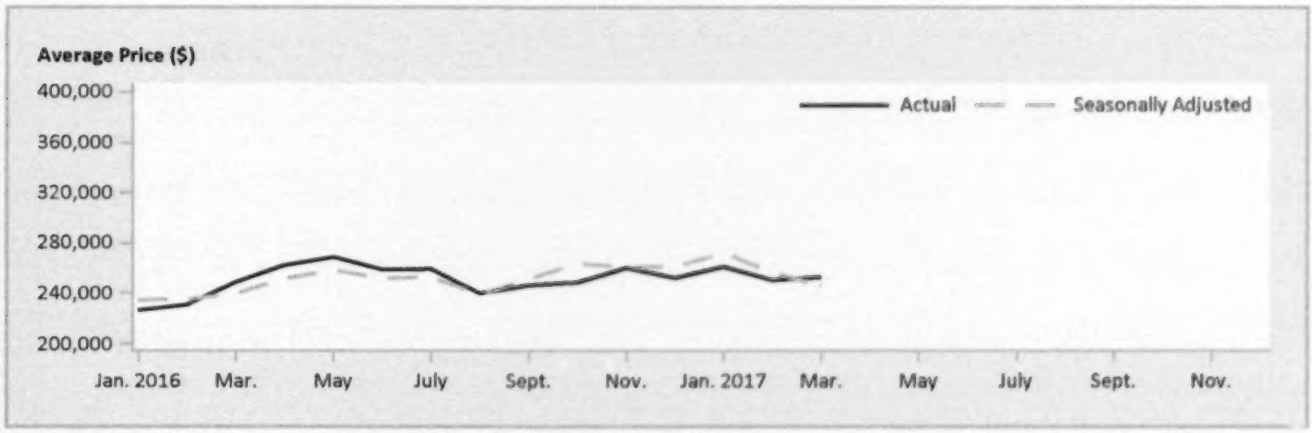


Figure 5.2a: MLS® Residential Sales for Greater Sudbury

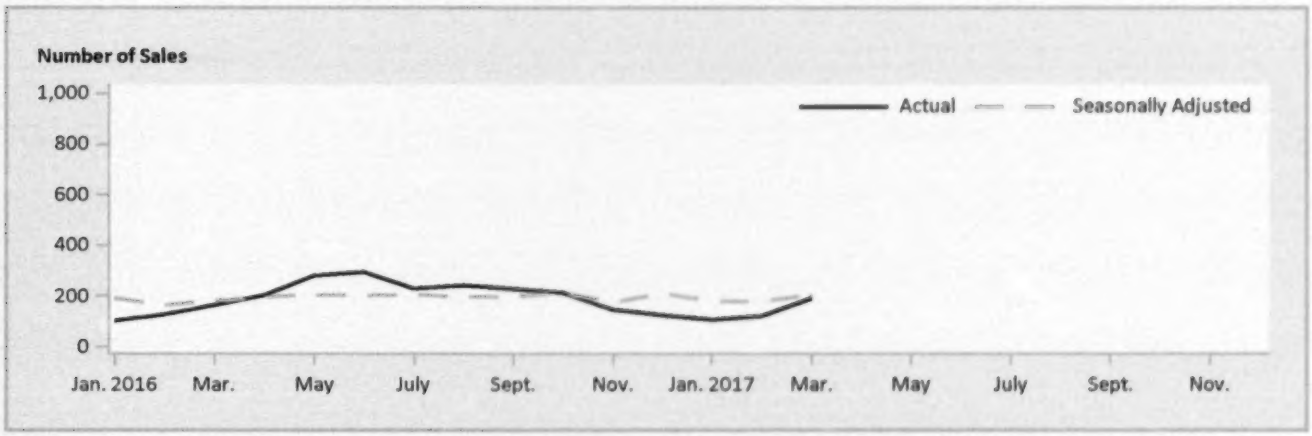
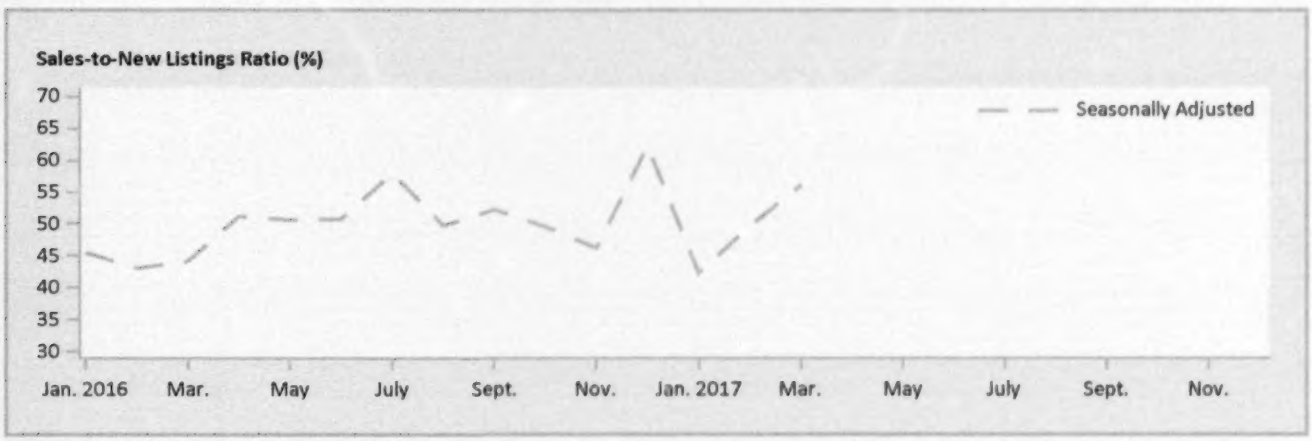


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie

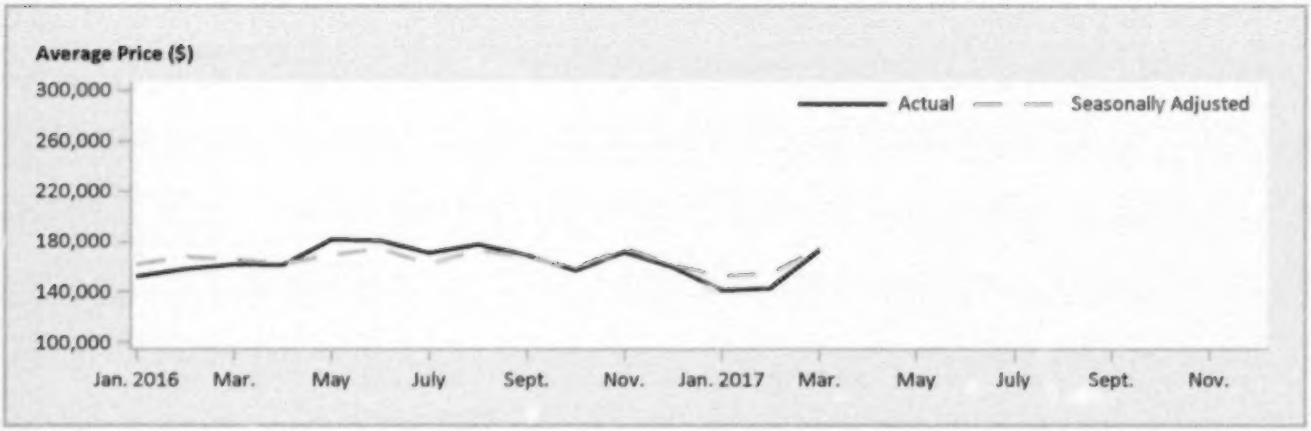


Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie

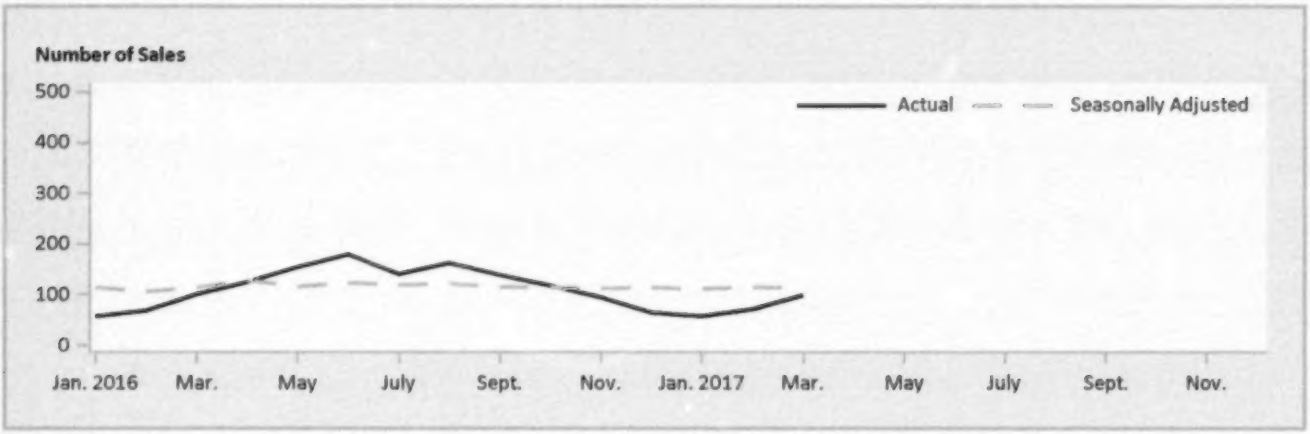
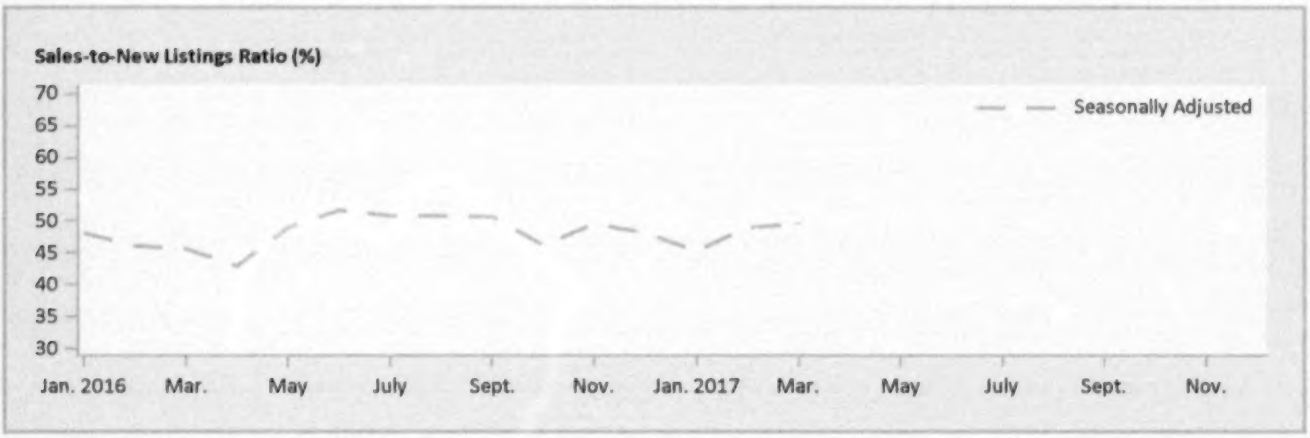


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for North Bay

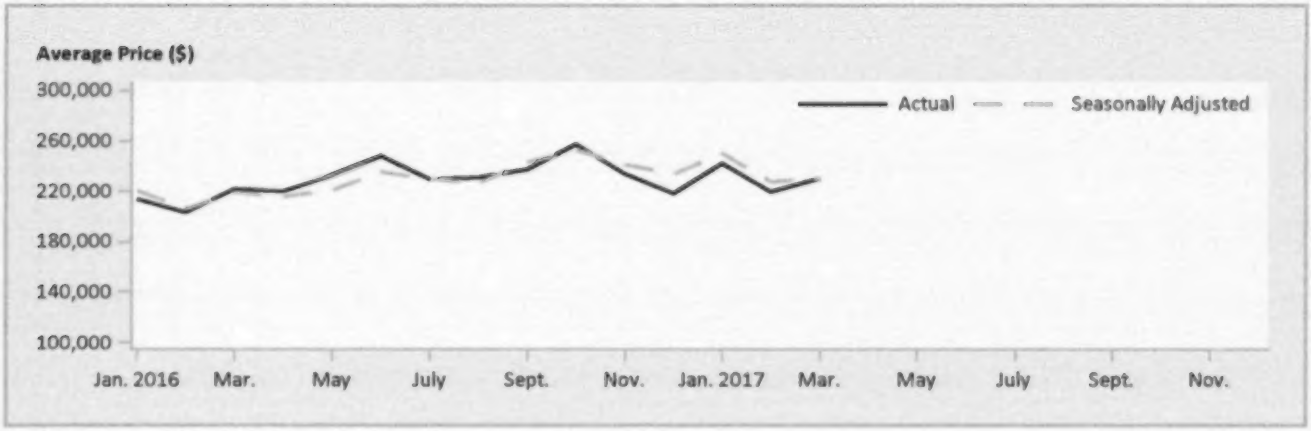


Figure 5.2c: MLS® Residential Sales for North Bay

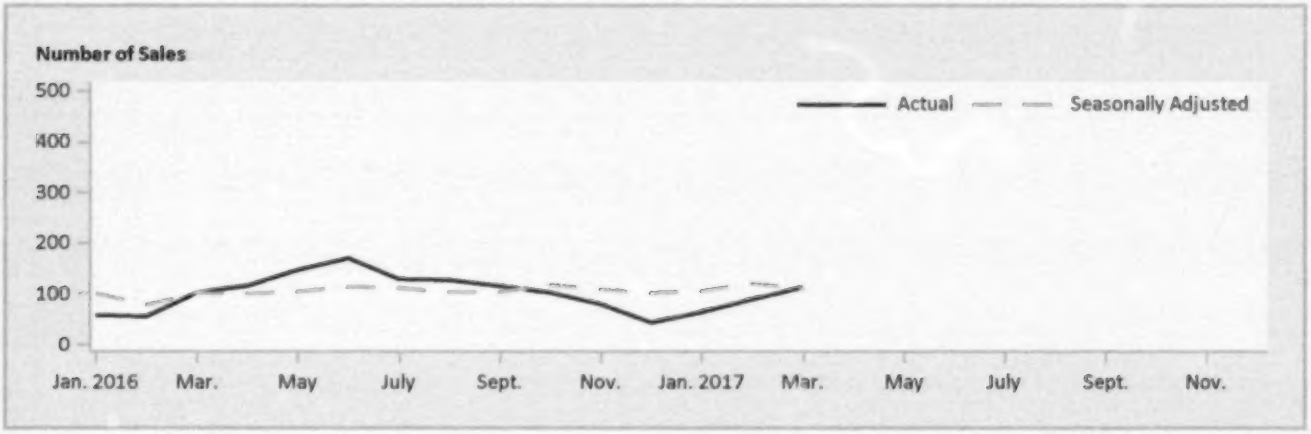
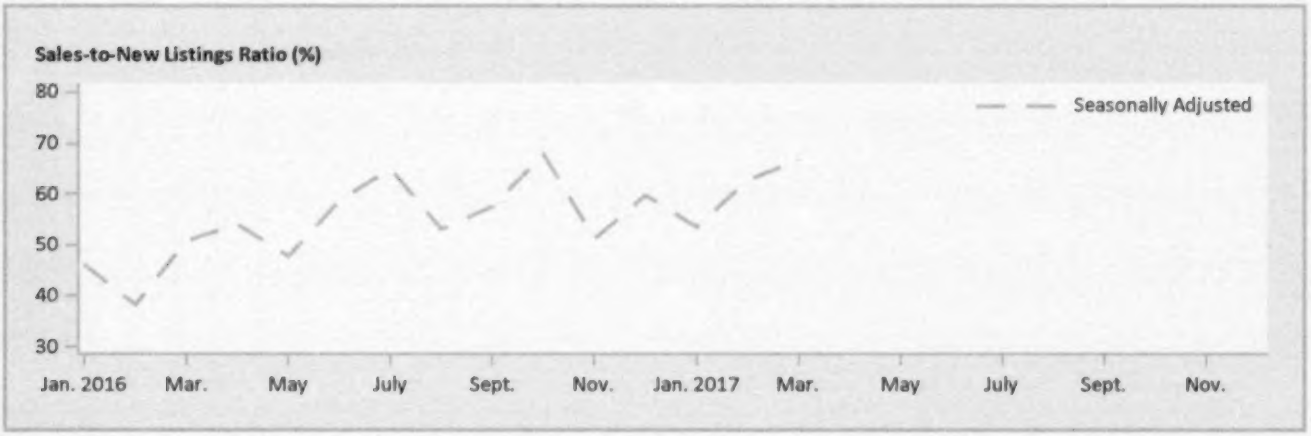


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay



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Source: CREA / Haver Analytics

Figure 5.1d: MLS® Residential Average Price for Timmins

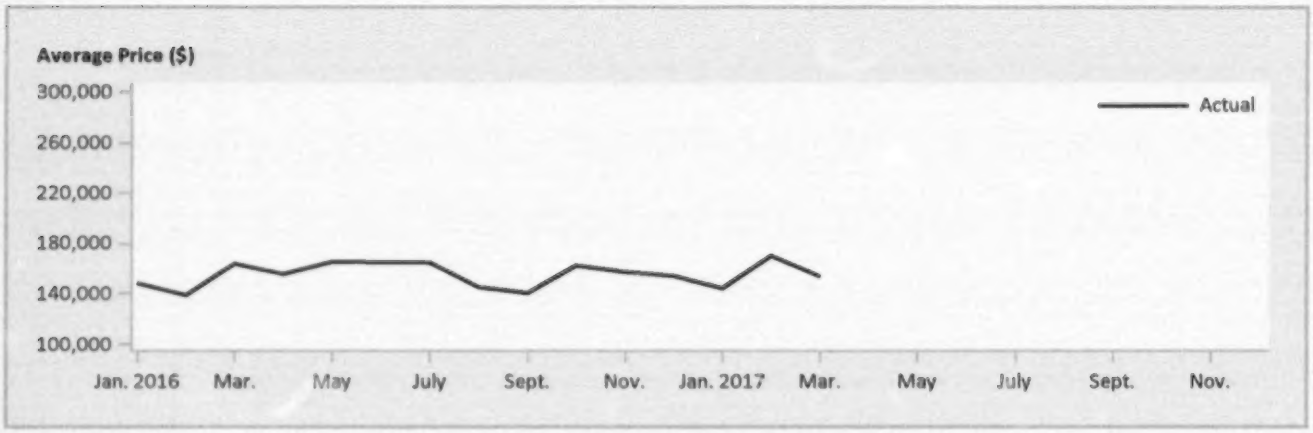


Figure 5.2d: MLS® Residential Sales for Timmins

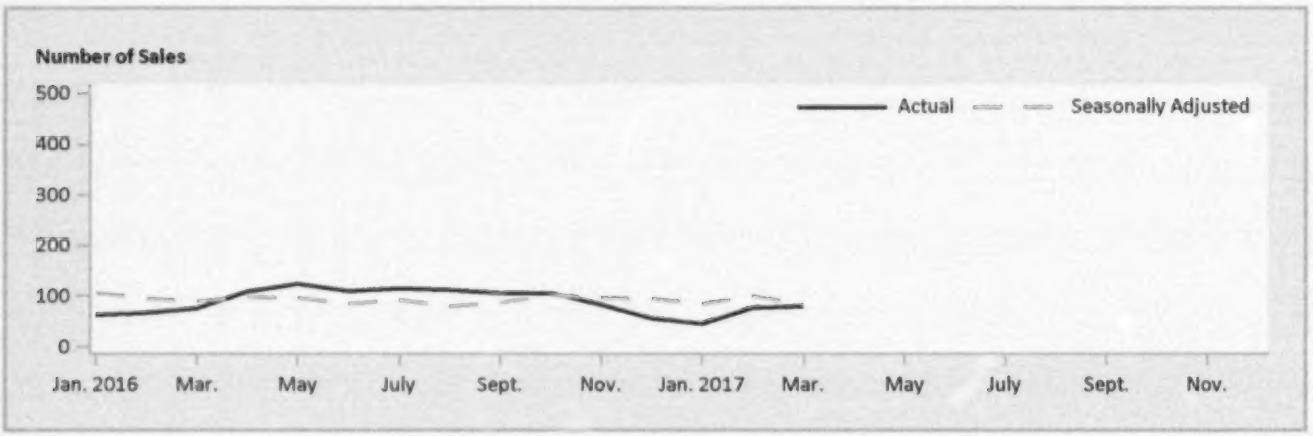
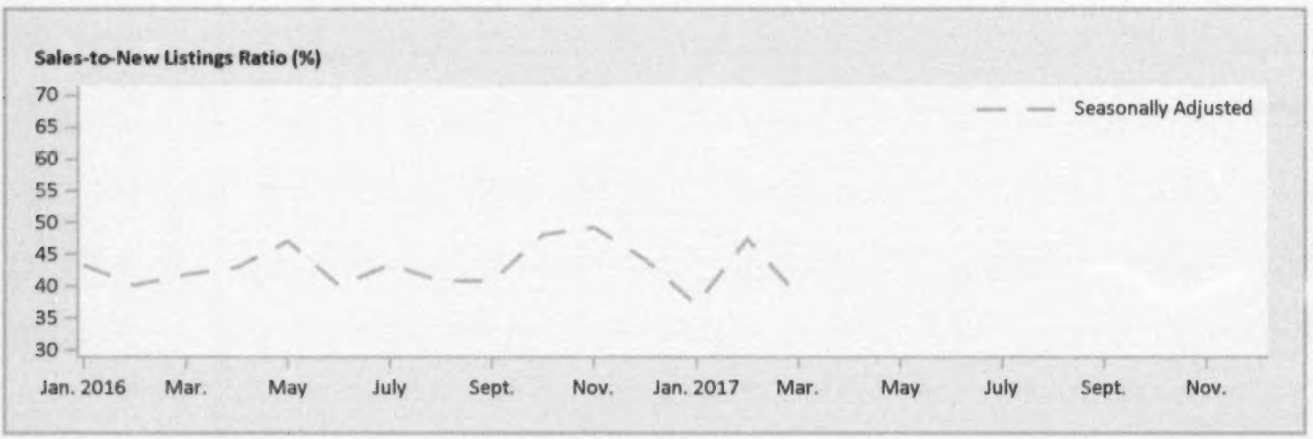


Figure 5.3d: MLS® Residential Sales- to- New Listings Ratio for Timmins



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Source: CREA / Haver Analytics
Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total Greater Sudbury 2016.12 =100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.00	127.80	79.0	8.7	61.7	914
	February	561	3.14	4.64	99.00	128.20	80.1	8.1	62.3	919
	March	561	3.14	4.64	99.00	129.00	80.9	8.4	63.0	918
	April	561	3.14	4.64	99.00	129.60	81.3	8.6	63.4	923
	May	561	3.14	4.64	98.80	130.10	80.5	8.6	62.8	930
	June	561	3.14	4.64	99.00	130.40	81.0	8.3	63.0	946
	July	567	3.14	4.74	99.00	130.30	81.7	8.0	63.3	944
	August	567	3.14	4.74	99.40	129.90	82.9	7.7	64.1	952
	September	561	3.14	4.64	99.80	130.10	83.2	7.1	63.9	945
	October	561	3.14	4.64	100.00	130.60	83.5	7.4	64.3	936
	November	561	3.14	4.64	100.00	130.20	83.4	7.5	64.4	935
	December	561	3.14	4.64	100.00	130.00	82.3	8.4	64.0	936
2017	January	561	3.14	4.64	99.20	130.80	81.6	8.0	63.2	942
	February	561	3.14	4.64	99.40	131.20	81.5	7.9	63.0	940
	March	561	3.14	4.64		131.40	81.1	7.4	62.4	947
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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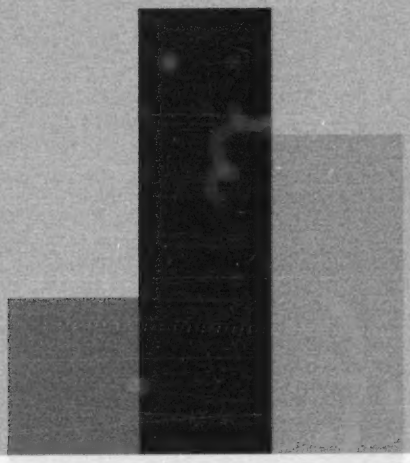

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